



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina  
Mark Ridley-Thomas  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich**  
Commissioners

# ADOPTED

Community Development Commission

August 09, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

#18      AUGUST 9, 2011

**SACHIN A. HAMAI**  
EXECUTIVE OFFICER

Dear Supervisors:

**ADOPT RESOLUTION APPROVING ISSUANCE OF MULTIFAMILY HOUSING MORTGAGE  
REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE CITY OF COMPTON  
(DISTRICT 2) (3 VOTE)**

**SUBJECT**

This letter requests that your Board adopt a Resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds to finance the construction and development of Compton Senior Apartments, a 75-unit multifamily rental housing development to be located in the City of Compton. This letter relates to another item on the agenda of the Board of Commissioners of the Housing Authority of the County of Los Angeles (Housing Authority) to authorize the Executive Director of the Housing Authority to apply to the California Debt Limit Allocation Committee (CDLAC) for the bond allocation.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, approving the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority in an amount not exceeding \$12,000,000 to Compton Senior Apartments L.P. (Developer), a California Limited Partnership, to finance the construction and development of Compton Senior Apartments, a 75-unit multifamily rental housing development to be located at 302 North Tamarind Avenue in the City of Compton.

2. Acting as a Responsible Agency for the Compton Senior Apartments (Project), certify that the County of Los Angeles has independently considered the attached Initial Study/Mitigated Negative Declaration (IS/MND), prepared by the City of Compton as Lead Agency, and has reached its own conclusions regarding the environmental effects of the Project; and find that the mitigation measures

identified in the IS/MND are adequate to avoid or reduce potential environmental impacts to below significant levels.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve the issuance of Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not exceeding \$12,000,000 in order to finance the construction and development of the Compton Senior Apartments.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Project, to be located at 302 North Tamarind Avenue in the City of Compton, will be a three-story apartment building, comprised of 60 one-bedroom units and fifteen two-bedroom units. All of the units excluding the manager's unit will be reserved for households with incomes that do not exceed 50% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The manager's unit will have no affordability requirements. The affordability requirements will remain in effect for 55 years. All affordable units will be occupied by seniors.

On June 14, 2011, the City Council of the City of Compton adopted a resolution authorizing the Housing Authority to issue multifamily revenue bonds to finance the construction and development of the Compton Senior Apartments.

On June 21, 2011 the Chairman of the Urban Community Development Commission acting as the Local Housing Authority of the City of Compton adopted a resolution, authorizing the Executive Secretary to work out the terms of a Cooperation Agreement between the Housing Authority and the Compton Local Housing Authority.

Adoption of the Resolution by your Board is required prior to submission of the Housing Authority's application to CDLAC for a private activity bond allocation. This action does not, however, authorize the issuance and sale of the bonds. The Housing Authority will return to the Board of Commissioners for this authorization at a later date.

On July 19, 2011, the Housing Authority conducted a hearing at its office located at 2 Coral Circle in Monterey Park regarding the issuance of multifamily bonds to finance the Project, pursuant to Section 147(f) of the Internal Revenue Code. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the Project.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel.

**ENVIRONMENTAL DOCUMENTATION**

As a responsible agency, and in accordance with the requirements of the California Environmental Quality Act (CEQA), the County reviewed the IS/MND prepared by the City of Compton and determined that the project will not have significant adverse impact on the environment. The County's consideration of the IS/MND, and filing of the Notice of Determination, satisfies CEQA Guidelines as stated in Article 7, Section 15096.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle in Monterey Park.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed action is a necessary step to facilitate bond financing for the Project, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:jwr

Enclosures

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING  
REVENUE BONDS AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") intends to adopt a plan of financing to sell and issue multifamily housing revenue bonds in one or more series issued from time to time, and at no time to exceed \$12,000,000 in outstanding aggregate principal amount (the "Bonds"), in order to assist in financing the acquisition and construction of a multifamily rental housing development consisting of 74 units located at 302 North Tamarind, Compton, California 90220 (the "Project"), to be owned by Compton Senior Apartments, L.P. (or an affiliate or assign); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the Bonds are required to be approved prior to their issuance by the applicable elected representative of the governmental unit on whose behalf the bonds are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the interest on the Bonds may qualify for exclusion from gross income under Section 103 of the Internal Revenue Code of 1986 (the "Code"), only if the Bonds are approved in accordance with Section 147(f) of the Code; and

WHEREAS, the Project is located wholly within the County of Los Angeles, California and is within the City of Compton; and

WHEREAS, the City of Compton has approved the issuance by the Authority of the Bonds for the Project within the City of Compton;

WHEREAS, this Board of Supervisors is the elected legislative body of the County and is the applicable elected representative of the Authority within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the Housing Authority of the County of Los Angeles has, following notice duly given, held a public hearing regarding the issuance of such Bonds on July 19, 2011, and now desires that the Board of Supervisors approve the issuance of such Bonds; and

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by law;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board of Supervisors hereby approves the issuance of the Bonds by the Authority to finance costs of the Project. It is the purpose and intent of this Board of

Supervisors that this Resolution constitute approval of the Bonds by the applicable elected representative of the issuer of the Bonds and the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code.

3. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by the Board of Commissioners of the Authority in the manner provided by law prior to the sale thereof.

4. The Executive Officer-Clerk of the Board of Supervisors or a deputy thereof is directed to certify and deliver a copy of this Resolution to the Authority.

5. This Resolution shall take effect immediately upon its adoption.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles,  
State of California, this 9<sup>th</sup> day of August, 2011, by the following vote:

AYES: Supervisors Molina, Ridley-Thomas, Yaroslavsky, Knabe and Antonovich

NOES: None

ABSENT: None

ABSTAIN: None

By Mike Antonovich  
Mayor, County of Los Angeles

ATTEST:

SACHI A. HAMAI  
Executive Officer-Clerk  
of the Board of Supervisors



By: Benjamin Zavala  
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By: Behnaz Jashaknezi  
Deputy

# **Mitigated Negative Declaration No. 922**

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## **Meta Housing Corporation Compton Senior Housing Development 302 N. Tamarind Avenue Compton, California**



**Lead Agency:**

**City of Compton  
Planning and Economic Development Department  
205 South Willowbrook Avenue  
Compton, California 90220**

**November 2010**

- 1. Project Title:** Compton Senior Housing Development
- 2. Lead Agency Name and Address:** City of Compton  
205 South Willowbrook Avenue  
Compton, CA 90220
- 3. Contact Person and Phone Number:** Derek Hull  
Director of Planning and Economic Development  
(310) 605-5532
- 4. Project Manager:** Oliver Mujica, Municipal Resource Center
- 5. Project Location:** 302 North Tamarind Avenue
- 6. Project Sponsor's Name and Address:** Meta Housing Corporation  
Tim Soule, Project Manager  
1640 South Sepulvada Boulevard, Suite 425  
Los Angeles, CA 90025
- 7. General Plan Designation:** General Commercial
- 8. Zoning:** Limited Commercial and Limited Manufacturing
- 9. Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)  
The project site contains approximately 1.79 gross acres located at 302 North Tamarind Avenue within the downtown portion of the City of Compton. The General Plan Land Use designation is General Commercial, and the Zoning designation is Limited Commercial and Limited Manufacturing. The proposed project involves the construction of a 3-story 75 unit senior citizen housing development.<sup>1</sup> The proposed project will consist of the following elements: 1) a senior citizen housing complex will be oriented facing towards N. Tamarind Avenue, and the proposed 75 units will be contained within the 3-story building; 2) a ground level parking lot will be located behind the proposed building, in which access driveways will be provided along E. Arbutus Street and E. Carson Place. A total of 42 parking spaces will be provided at a proposed parking ratio of 0.5 spaces per unit for a total of 38 parking spaces plus 4 guest parking spaces; 3) sixty (60) one-bedroom units will include a living room, kitchen, dining area, a single bathroom, bedroom, and a private patio/balcony. There are two floor plan designs in which the one-bedroom units will have a floor area of either 563 square feet or 567 square feet; 4) fifteen (15) two-bedroom units will include a living room, kitchen, dining area, two bathrooms, two bedrooms, and a private patio/balcony. Each two-bedroom unit will have a floor area of 757 square feet; 5) 75 units will be disbursed among the 3 levels of the building, as follows: First Floor has 23 units (five (5) two-bedroom and eighteen (18) one-bedroom); Second Floor has 27 units (six (6) two-bedroom and twenty-one (21) one-bedroom); and, Third Floor has 25 units (four (4) two-bedroom and twenty-one (21) one-bedroom); 6) access to the second and third level units will be provided by an elevator that will be located near the lobby entrance of the building, and stairways will be provided at the rear of the building at both the north and south ends; 7) amenities include: a community room containing approximately 1,125 square feet, an exercise room containing approximately 550 square feet, a computer room, a laundry room, an outdoor BBQ area, and a community vegetable garden area; 8) the height of the proposed overall building structure will be 31 feet, and the pediment design features will have a maximum height of 35 feet; 9) perimeter fencing comprised of wrought-iron and pilasters will be provided; 10) automatic security gates will be provided to and from the parking areas; and, 11) the proposed senior citizen housing units are to accommodate individuals that are both 55 years of age or over, and are classified as low-income.

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<sup>1</sup> The description of the project is based on drawings provided BASE Architecture.



**10. Surrounding Land Uses and Setting:** (Briefly describe the project's surroundings)

North: Single-Family Residences and Light Industrial Uses.  
South: Commercial Shopping Center fronting Compton Boulevard.  
East: Light Industrial Uses.  
West: The existing MTA Transit Center.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agricultural Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology/Soils
<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing
<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

**DETERMINATION:** On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:



Date:

November 9, 2010

Printed  
Name:

Oliver Mujica  
Municipal Resource Center

For:

City of Compton  
Planning & Economic Development  
Dept.

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# 1. Introduction

The City of Compton Planning and Economic Development Department (referred to hereinafter as the lead agency) is reviewing a request to construct a senior citizen housing project on the east side of N. Tamarind Avenue between E. Arbutus Street and E. Carson Place within the north downtown portion of the City. The project site is comprised of four (4) parcels which are currently owned by the City's Community Redevelopment Agency, and contain a total of approximately 78,125 square feet. The proposed project, if approved, will involve the construction of a 3-story building consisting of 75 units and comprised of fifteen (15) two-bedroom units containing 757 square feet each, and sixty (60) one-bedroom units containing either 563 square feet or 567 square feet each. The realignment of the right-of-way for E. Carson Place will result in a net land area of approximately 77,000 square feet for the project site. The proposed project has been design in accordance with the Draft North Downtown Compton Specific Plan with is currently being processed by the City's Community Redevelopment Agency. The project applicant is Base Development Corporation located at 6151 W. Century Boulevard, Suite 1200, Los Angeles, CA 90045 and the project developer is Meta Housing Corporation located at 1640 S. Sepulveda Boulevard, Suite 425, Los Angeles, CA 90025.

The proposed development is a *project* pursuant to definitions of the California Environmental Quality Act (CEQA). As part of the proposed project's environmental review, the City of Compton authorized the preparation of an initial study. This initial study has been prepared pursuant to the CEQA Guidelines and the local environmental guidelines of the City of Compton. The State of California, through CEQA, has provided local governments with specific guidance regarding the manner in which the environmental review process is to be implemented at the local level. The CEQA Guidelines state that the purposes of an Initial Study include the following:

- To provide the City of Compton with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration for the proposed project;
- To facilitate the project's environmental assessment during early phases of the proposed project's design; and,
- To eliminate unnecessary EIRs.

The City of Compton, in its capacity as lead agency, has determined that the proposed project would require a mitigated negative declaration as part of its environmental review. The following is an annotated outline summarizing the contents of this initial study:

- *Section 1. Introduction* provides the procedural context surrounding this initial study's preparation and insight into its composition.
- *Section 2. Location and Setting* indicates the location of the project site and the existing environmental setting.
- *Section 3. Project Description* provides an overview of the proposed project.
- *Section 4. Discretionary Approvals* identifies the discretionary approvals being requested by the applicant or those that will be required before the project can be implemented.
- *Section 5. Mitigation Measures* contains a listing of the mitigation measures that will be required as a means to reduce potential environmental impacts to levels that are less than significant.
- *Section 6. Findings of the Analysis* provides an overview of the potential for significant effects on the issue areas analyzed in this initial study. An initial study checklist is included in this section.
- *Section 7. Environmental Analysis* contains the analysis of the potential environmental impacts that may be expected as part of the project's implementation.
- *Section 8., References* contains the name of the preparer and other references used in the preparation of this initial study.

Although this initial study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Compton acting in its capacity as lead agency.<sup>2</sup>

<sup>2</sup> Certain projects or actions undertaken by a Lead Agency may require oversight, approvals, or permits from other public agencies. These other agencies are referred to as *responsible agencies* and *trustee agencies* pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.<sup>2</sup>

Copies of the initial study and the *notice of intent to adopt a mitigated negative declaration* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 21-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the mitigated negative declaration.

## 2. Location and Setting

The project site is located within the north downtown portion of the City of Compton. Compton is located approximately 10 miles south of downtown Los Angeles and is bounded by the Cities of Paramount and Long Beach on the east, the City of Lynwood and an unincorporated Los Angeles County area (the Willowbrook community) on the north, an unincorporated Los Angeles County area on the west, and an unincorporated Los Angeles County area and the City of Carson on the south. The Long Beach Freeway (I-710) generally serves as the City's easterly boundary. The Riverside Freeway (SR-91) traverses the southerly portion of Compton while the Century Freeway (I-105) is located north of the City.<sup>3</sup> The location of Compton, in a regional context, is shown in Exhibit 1. The project site's location in the City is shown in Exhibit 2.

The project site is located at 302 N. Tamarind Avenue (on the east side) between E. Arbutus Street (on the north) and E. Carson Place (on the south). The project site is located approximately 800 feet to the north of E. Compton Boulevard, and approximately 200 feet west of the Alameda Corridor. The project site has a street frontage of 325 feet along N. Tamarind Avenue, 275 feet along E. Arbutus Street, and 200 feet along E. Carson Place. The total net land area is approximately 77,000 square feet (1.77 acres).

The project site is currently a vacant lot. The existing land uses located near the project site include the following:

- The existing MTA Transit Center is located on the west side of N. Tamarind Avenue.
- The Willow Walk housing development is located on the west side of N. Tamarind Avenue.
- The existing MTA Transit Center parking lot is located on the south side of E. Carson Place.

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<sup>3</sup> United States Geological Survey. *Long Beach 7 ½ Minute Quadrangle*. 1987.

- A mixture of single family residential and light industrial uses are located on the north side of E. Arbutus Street.
- Light industrial uses are located adjacent to the east side of the project site.<sup>4</sup>

An aerial photograph of the project area is provided in Exhibit 3.

## 3. Project Description

The proposed project involves the construction of a 3-story 75 unit senior citizen housing development.<sup>5</sup> The proposed project will consist of the following elements:

- The proposed senior citizen housing complex will be oriented facing towards N. Tamarind Avenue, and the proposed 75 units will be contained within the 3-story building.
- The ground level parking lot will be located behind the proposed building, in which access driveways will be provided along E. Arbutus Street and E. Carson Place. A total of 42 parking spaces will be provided at a proposed parking ratio of 0.5 spaces per unit for a total of 38 parking spaces plus 4 guest parking spaces.
- The sixty (60) one-bedroom units will include a living room, kitchen, dining area, a single bathroom, bedroom, and a private patio/balcony. There are two floor plan designs in which the one-bedroom units will have a floor area of either 563 square feet or 567 square feet.
- The fifteen (15) two-bedroom units will include a living room, kitchen, dining area, two bathrooms, two bedrooms, and a private patio/balcony. Each two-bedroom unit will have a floor area of 757 square feet.
- The proposed 75 units will be disbursed among the 3 levels of the building, as follows: First Floor has 23 units (five (5) two-bedroom and eighteen (18) one-bedroom); Second Floor has 27 units (six (6) two-bedroom and twenty-one (21) one-bedroom); and, Third Floor has 25 units (four (4) two-bedroom and twenty-one (21) one-bedroom).

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<sup>4</sup> This information is based on field surveys conducted by Municipal Resource Center on Saturday, January 10, 2009.

<sup>5</sup> The description of the project is based on drawings provided BASE Architecture.

- Access to the second and third level units will be provided by an elevator that will be located near the lobby entrance of the building, and stairways will be provided at the rear of the building at both the north and south ends.
- The amenities include: a community room containing approximately 1,125 square feet, an exercise room containing approximately 550 square feet, a computer room, a laundry room, an outdoor BBQ area, and a community vegetable garden area.
- The height of the proposed overall building structure will be 31 feet, and the pediment design features will have a maximum height of 35 feet.
- Perimeter fencing comprised of wrought-iron and pilasters will be provided.
- Automatic security gates will be provided to and from the parking areas.
- The proposed senior citizen housing units are to accommodate individuals that are both 55 years of age or over, and are classified as low-income.

The application form provided to the City indicates that the proposed residential units will be specifically reserved for senior citizens. Although, intended to conform to the development requirements of the City High Density Residential (R-H) Zone, the proposed project has been designed to comply with the land use regulations and development standards of the Draft North Downtown Compton Specific Plan, which is currently being prepared and processed by the City's Community Redevelopment Agency, and has not yet been adopted.

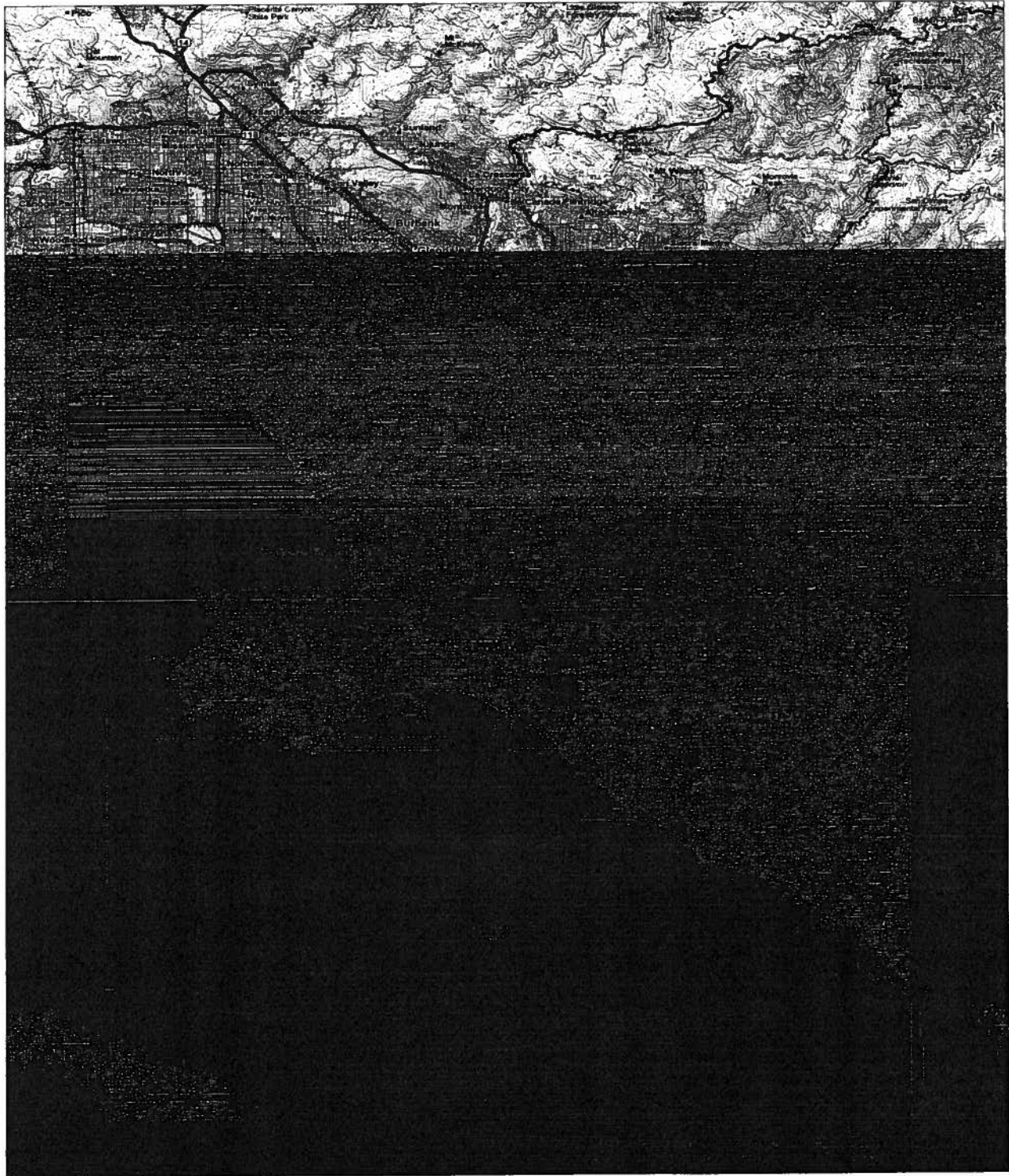
Based on the understanding that the proposed 75 units will be reserved for senior citizens with a total bedroom count of 90, it is anticipated that the maximum number of residents will be 90 persons (assuming one person per bedroom). The potential resident population for a conventional market-rate unit could be double (180 persons) that figure. The proposed project is summarized in Table 1.

**Table 1**  
**Summary of Proposed Project**

Project Element	Description
Site Area – Gross	78,125 square feet (1.79 acres)
Site Area – Net	77,000 square feet (1.77 acres)
Building Floor Area	56,481 square feet
One-Bedroom Units	60 units (563 and 567 square feet each)
Two-Bedroom Units	15 units (757 square feet each)
Off-Street Parking	38 spaces (0.5 per each unit)
Guest Parking	4 spaces (0.05 per each unit)

Source: BASE Architecture

The proposed project involves a request by the applicant for consideration of a density bonus application pursuant to the guidelines of California Senate Bill 1818 (Density Bonus Law) in order to allow an increase in the total number of proposed residential units. Under the provisions of the Density Bonus Law, the City may also consider deviations and/or relief of its development standards in exchange for the provision of affordable housing units contain within the project.



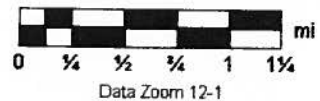
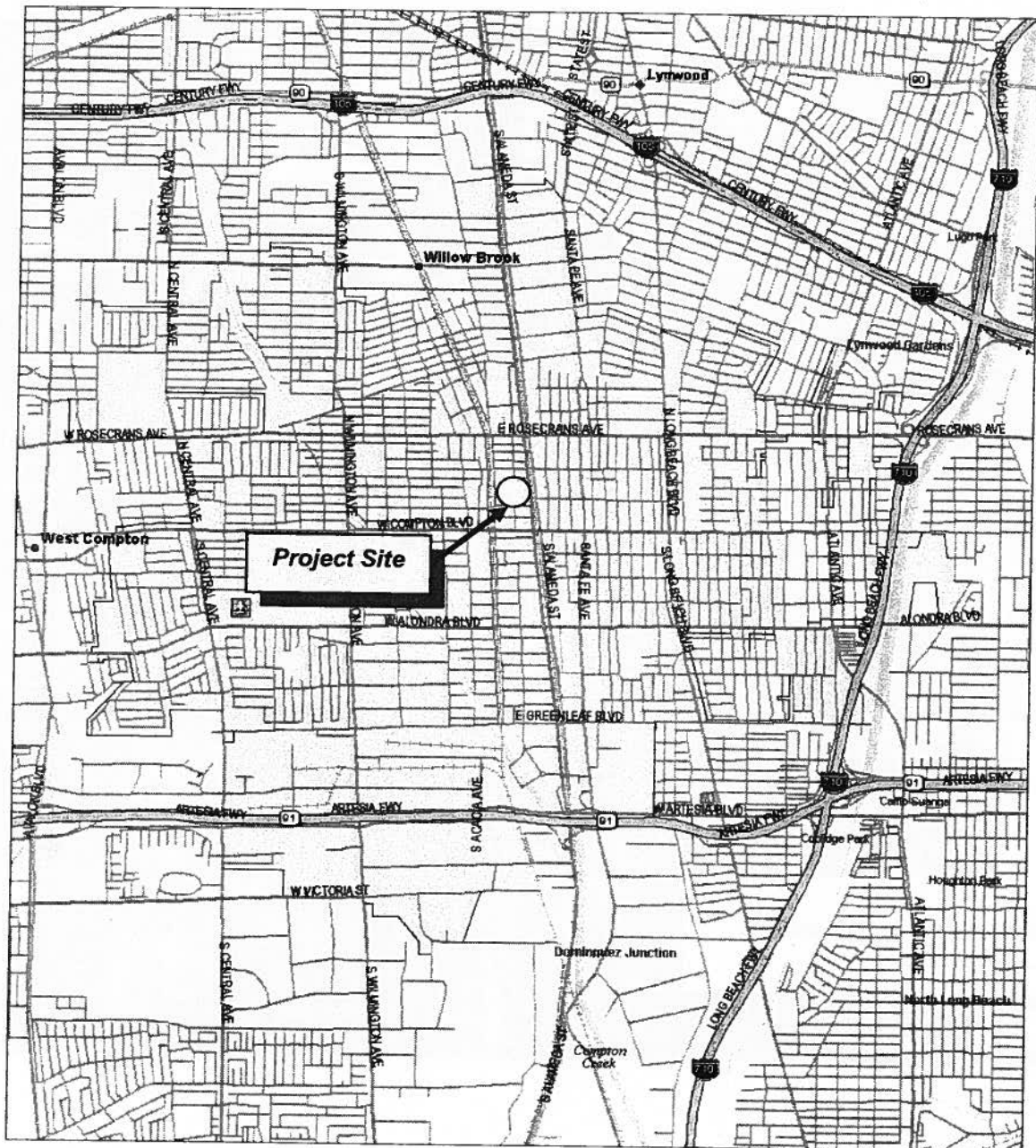
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**Exhibit 1**  
**Regional Location**

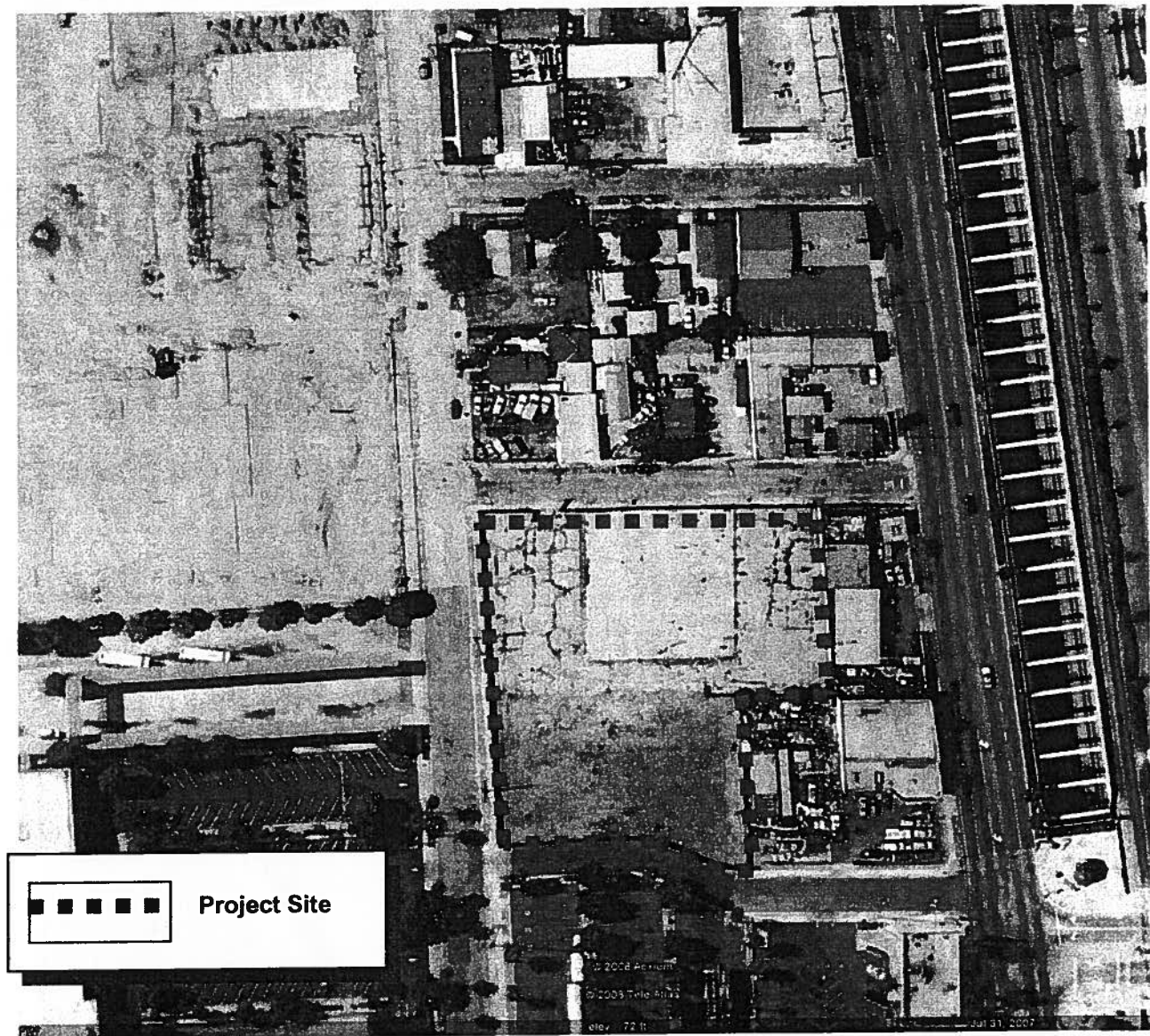
Source: Municipal Resource Center

*City of Compton*  
*November 2010*





**Exhibit 2**  
**City of Compton**  
Source: Municipal Resource Center



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**Exhibit 3**  
**Aerial View of Project Area**  
Source: Google Earth



## 4. Discretionary Approvals

The implementation of the proposed project will require the following discretionary approvals:

- **General Plan Amendment.** The project site is currently designated as *General Commercial* in the Compton General Plan. The maximum density permitted within this land use designation is 34 units per acre while the proposed project, with the proposed density bonus, will have a density of 42 units per acre (the proposed 75 units will be located within a 1.79 acre site). A change to the *High Density Residential* General Plan designation will conform to the proposed density as well as the requested zoning district (*High Density Residential* zone, R-H zone).
- **Change of Zone.** The project site currently has a zoning designation of *Limited Commercial* and *Limited Manufacturing*. The maximum density permitted within the *Limited Commercial* land use designation is 34 units per acre, and residential uses are not permitted within the *Limited Manufacturing* land use designation. Since the proposed project, with the proposed density bonus, will have a density of 42 units per acre (the proposed 75 units will be located within a 1.79 acre site), a change of the zoning designation to *High Density Residential* is required. This Change of Zone will conform to the proposed density as well as the requested General Plan land use designation (*High Density Residential*).
- **Conditional Use Permit.** Residential units are permitted within the proposed *High Density Residential* zoning district; however, the approval of a conditional use permit is required for all proposed multi-family residential developments containing more than four (4) units. Thus, the conditional use permit is required in order to accommodate the proposed 75 senior citizen housing units.
- **Conditional Use Permit.** Density Bonuses are permitted within the proposed *High Density Residential* zoning district; however, the approval of a conditional use permit is required in order to ensure compliance with the State Density Bonus Law. Thus, the conditional use permit is required in order to accommodate the proposed density of 42 units per acre for the affordable senior citizen housing units.

- **Zone Variances.** As part of the application for the proposed senior citizen housing development, the following zone variances are required: a reduction in the number of off-street parking spaces from the required 150 spaces to the proposed 38 spaces, a reduction in the number of off-street guest parking spaces from 19 spaces to 4 spaces; proposing uncovered parking spaces instead of the required covered parking spaces, a reduction in the size of the one-bedroom units from 600 square feet to 563 and 567 square feet, and a reduction in the size of the two-bedroom units from 800 square feet to 757 square feet.
- **Conformity with the Redevelopment Plan.** The Redevelopment Agency Board (City Council) will be required to make appropriate findings for the proposed project.
- **CEQA Approval.** The project will also require the approval of a mitigated negative declaration and the mitigation monitoring program.

## 5. Mitigation Measures

The environmental analysis (refer to Section 7) for the proposed project determined that the implementation of the proposed project would not result in significant adverse environmental impacts, with the implementation of the recommended mitigation measures. In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a mitigated negative declaration, which relates to the mitigation-monitoring program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB 3180 and in compliance with the requirements of the Public Resources Code.

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Compton can make the following additional findings:

- A Mitigation Reporting or Monitoring Program will be required;
- Site plan and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,

- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

The following mitigations measures are required as a means to reduce any potential impacts:

**Mitigation Measure 1 (Land Use and Development).** Pursuant to the City's Zoning Ordinance, all development proposals are required to be reviewed for compliance with the City's Zoning land use and development regulations. Therefore, the proposed project shall be required to obtain such clearance through the processing, review and approval by the Architectural Review Board and the Development Review Committee.

**Mitigation Measure 2 (Land Use).** The applicant should develop all of the units as a means to promote handicapped accessibility since the units are specifically designed to accommodate senior citizens.

**Mitigation Measure 3 (Land Use).** The proposed project will be required to comply with all of the provisions of the City's Zoning Ordinance through the Conditions of Approval and Mitigation Measures Monitoring Program upon the approval of the requested discretionary actions. No more than 75 senior citizen housing units will be permitted pursuant to the existing site plan subject to this approval.

**Mitigation Measure 4 (Earth Resources and Geology).** The proposed project will be required to comply with all of the most recent building codes with respect to seismic design and construction. A geotechnical report and a liquefaction study must be submitted to the City for review and approval.

**Mitigation Measure 5 (Earth Resources and Geology).** Portions of the project site proposed for excavations greater than five feet in depth from the existing (natural) ground surface shall require the preparation of a Shoring Plan. This plan shall include the location of proposed excavations, including estimated depth and length and provide specifications on the type of shoring used. This plan shall be reviewed and approved by the City.

**Mitigation Measure 6 (Water and Hydrology).** The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

**Mitigation Measure 7 (Water and Hydrology).**

Prior to the issuance of demolition or grading permits, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton for the proposed project.

**Mitigation Measure 8 (Water and Hydrology).**

Prior to the issuance of demolition or grading permits for the proposed project, a Storm water Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.

**Mitigation Measure 9 (Water and Hydrology).**

The proposed project shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Storm water Mitigation Plan.

**Mitigation Measure 10 (Water and Hydrology).**

Prior to the issuance of demolition or grading permits for the proposed project, an Urban Storm Water Management Plan shall be prepared by a California Registered Civil Engineer, Architect, Landscape Architect or any professional knowledgeable about storm water management issues and shall evaluate and propose the proper Best Management Practices to address each source of pollutants identified by the project evaluation. The Urban Storm Water Management Plan shall be reviewed and approved by the City.

**Mitigation Measure 11 (Water Use).**

The facility must employ appropriate technology related to water conservation. These devices may include timers for landscaping fixtures and low flow plumbing fixtures for the interior plumbing as a means to reduce overall water consumption.

**Mitigation Measure 12 (Air Quality).** Prior to the issuance of building permits for the proposed project, the City of Compton shall confirm that the plans and specifications stipulate compliance with South Coast Air Quality Management District Rule 403. Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the South Coast Air Quality Management District Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
- On-site vehicles' speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
- If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 miles per hour averaged over one hour) or during Stage 1 or Stage 2 episodes; and
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

**Mitigation Measure 13 (Air Quality).** Prior to the issuance of building permits for the proposed project, City of Compton shall confirm that the plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. The City inspector shall be responsible for ensuring that contractors comply with this measure during construction.

**Mitigation Measure 14 (Air Quality).** Prior to the issuance of building permits for the proposed project, City of Compton shall confirm that the construction bid packages include a separate "Diesel Fuel Reduction Plan." This plan shall identify the actions to be taken to reduce diesel fuel emissions during construction activities (inclusive of grading and excavation activities). Reductions in diesel fuel emissions can be achieved by measures including, but not limited to, the following: a) use of alternative energy sources, such as compressed natural gas or liquefied petroleum gas, in mobile equipment and vehicles; b) use of "retrofit technology," including diesel particulate traps, on existing diesel engines and vehicles; and c) other appropriate measures. The Diesel Fuel Reduction Plan shall be filed with the City of Compton, and shall include the following provisions:

- All diesel fueled off-road construction equipment shall be California Air Resources Board certified or use post-combustion controls that reduce pollutant emissions to the same level as California Air Resources Board certified equipment. California Air Resources Board certified off-road engines are engines that are three years old or less and comply with lower emission standards. Post-combustion controls are devices that are installed downstream of the engine on the tailpipe to treat the exhaust. These devices are now widely used on construction equipment and are capable of removing over 90 percent of the PM10, carbon monoxide, and volatile organic compounds from engine exhaust, depending on the specific device, sulfur content of the fuel, and specific engine. The most common and widely used post-combustion control devices are particulate traps (i.e., soot filters), oxidation catalysts, and combinations thereof.
- All diesel fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible.
- The effectiveness of the latest diesel emission controls is highly dependant on the sulfur content of the fuel. Therefore, diesel fuel used by on-road and off-road construction equipment shall be low sulfur (>15 parts per million) or other alternative low polluting diesel fuel formulation.

**Mitigation Measure 15 (Air Quality).** In compliance with South Coast Air Quality Management District Rule 1113, reactive organic gas emissions from architectural coatings shall be reduced by using precoated natural colored building materials, water-based or low- reactive organic gas coating and using coating transfer or spray equipment with high transfer efficiency.

**Mitigation Measure 16 (Air Quality).** All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

**Mitigation Measure 17 (Air Quality).** Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and proper tune per manufacturer's specifications, to the satisfaction of the City of Compton. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

**Mitigation Measure 18 (Air Quality).** The project shall comply with South Coast Air Quality Management District Rule 1403, Asbestos Emissions From Demolition/Renovation Activities, which specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials. The requirements for demolition and renovation activities include asbestos surveying, notification, asbestos-containing materials removal procedures and time schedules, asbestos-containing materials handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

**Mitigation Measure 19 (Risk of Upset and Human Health).** Prior to the issuance of grading permits for the proposed project, an analysis from a licensed consultant to determine if any on-site structures contain the hazardous substances below shall be submitted to the City for review and approval:

- Asbestos Containing Materials
- Polychlorinated Biphenyls
- Lead Based Paint

- Urea Formaldehyde

**Mitigation Measure 20 (Risk of Upset and Human Health).** If unknown wastes or suspect materials are discovered by the contractor during demolition, excavation or grading activities in which the contractor believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the project engineer of the implementing agency;
- Secure the areas directed by the project engineer; and
- Notify the implementing agency's Hazardous Waste/ Materials Coordinator.

**Mitigation Measure 21 (Risk of Upset and Human Health).** For the proposed project, the services of a pest/vector control service shall be retained to ensure that insects and rodents do not spread to adjacent properties during grading activities.

**Mitigation Measure 22 (Noise).** Prior to the issuance of grading permits for the proposed project, the construction contractor shall demonstrate, to the satisfaction of the City of Compton, that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration-sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to

contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. If the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

**Mitigation Measure 23 (Noise).** During earthwork and grading activities for the proposed project, the construction contractor shall perform vibration monitoring when trenching, shoring, or heavy equipment activities take place within 25 feet of a habitable structure. Independent monitoring should be performed to check compliance in particularly sensitive areas. The vibration monitoring shall confirm that the peak particle velocity is 0.50 inch/second or less. Should vibration levels exceed this threshold, the contractors shall modify and/or reschedule their construction activities.

**Mitigation Measure 24 (Noise).** For the proposed project, mechanical equipment shall be placed as far as practicable from sensitive receptors. Additionally, the following shall be considered prior to heating, ventilation, and air conditioning unit installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

**Mitigation Measure 25 (Public Services - Fire Protection).** Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity to their fire prevention and operational requirements.

**Mitigation Measure 26 (Public Services - Law Enforcement).** Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure conformity to their crime prevention measures and operational requirements.

**Mitigation Measure 27 (Utilities and Service Systems).** Prior to the issuance of grading or building permits for the proposed project, an Infrastructure Analysis evaluating the water lines, storm water drainage facilities and sewer lines along with the corresponding improvements, if any, shall be submitted to the City of Compton for review and approval.

**Mitigation Measure 28 (Utilities and Service Systems).** Prior to issuance of connection permits for the proposed project, all applicable fees required by the County Sanitation Districts of Los Angeles County and the City of Compton shall be paid, if applicable.

**Mitigation Measure 29 (Utilities and Service Systems).** For the proposed project, the construction contractor shall use of the City's franchised trash hauler for all construction and demolition recycling and disposal in order to reduce construction-generated waste that is disposed of at landfills according to State law by at least 50 percent. The construction contractor may file specific forms to handle the recycling, and would be required to pay the appropriate fees to guarantee compliance with AB 939. The construction contractor shall prepare a Construction Waste Management Plan explaining the practices that shall be used to achieve this level of reduction.

**Mitigation Measure 30 (Utilities and Service Systems).** For the proposed project, the construction contractor shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the City of Compton. Prior to the issuance of building permits, a Source Reduction Program shall be prepared and submitted for each structure constructed on the subject property to achieve a minimum 50 percent reduction in waste disposal rates.

**Mitigation Measure 31 (Utilities and Service Systems).** For the proposed project, the construction contractor shall comply with all applicable City, County and State regulations and procedures for the use, collection and disposal of solid and hazardous wastes.

**Mitigation Measure 32 (Utilities and Service Systems).** The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

**Mitigation Measure 33 (Aesthetics).** All wall surfaces must be maintained free of graffiti at all times.

**Mitigation Measure 34 (Aesthetics).** All exterior building light, security lighting and parking area lighting must be properly shielded to prevent spill over light and glare impacts on the nearby land uses.

**Mitigation Measure 35 (Aesthetics).** Construction equipment staging areas shall be appropriately screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project grading plans.

**Mitigation Measure 36 (Aesthetics).** All construction-related lighting shall be located and aimed away from adjacent public right-of-ways and private properties and shall consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted for review concurrently with the grading permit applications.

**Mitigation Measure 37 (Aesthetics).** Proposed structures shall use minimally reflective glass and all other materials used on exterior buildings, and structures shall be selected with attention to minimizing reflective glare.

**Mitigation Measure 38 (Transportation and Circulation - Parking).** No over-night parking shall be allowed within the project site except within designated surface parking areas.

## 6. Findings of the Analysis

The environmental analysis indicated that the proposed project will not result in any unmitigable significant adverse impacts. The following findings of significance may be made with respect to the proposed project.

- The proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the recommended mitigation.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited and cumulatively considerable.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with adherence to the mitigation recommendations herein.

The conclusions of the initial study are summarized in Table 2 provided below and on the following pages.

**Table 2**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>3.2 LAND USE AND DEVELOPMENT IMPACTS.</b> <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				×
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		×		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				×
d) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				×
e) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				×
f) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				×
<b>3.3 POPULATION AND HOUSING IMPACTS.</b> <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				×
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				×
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				×
<b>3.4 EARTH RESOURCES AND GEOLOGY IMPACTS.</b> <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The risk of loss or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault rupture?				×
b) Substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction?			×	

**Table 2**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c) Substantial soil erosion or the loss of topsoil?			X	
d) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
e) Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
f) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
g) Unique geologic or physical features?				X
<b>3.5 WATER AND HYDROLOGY IMPACTS. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X



**Table 2  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?				×
i) Expose people or structures to a significant risk of flooding as a result of dam or levee failure?				×
j) Result in inundation by seiche, tsunami, or mudflow?				×
<b>3.6 AIR QUALITY IMPACTS. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				×
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				×
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			×	
d) Expose sensitive receptors to substantial pollutant concentrations?				×
e) Create objectionable odors affecting a substantial number of people?				×
f) Alter air movement, moisture, or temperature, or cause any change in climate?				×
<b>3.7 BIOLOGICAL RESOURCES IMPACTS. Would the project have a substantial adverse effect:</b>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				×
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?				×
c) On federally protected wetlands as defined by Section 344 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				×

**Table 2**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<b>3.8 ENERGY AND MINERAL RESOURCES IMPACTS. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
c) Conflict with adopted energy conservation plans?				X
d) Use non-renewable resources in a wasteful and inefficient manner?				X
<b>3.9 RISK OF UPSET AND HUMAN HEALTH IMPACTS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

**Table 2  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				×
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				×
h) Expose people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				×
<b>3.10 NOISE IMPACTS.</b> <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				×
b) Exposure of people to or generation of excessive ground-borne noise levels?				×
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				×
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				×
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				×
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				×
<b>3.11 PUBLIC SERVICES IMPACTS.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
a) Fire protection services?		×		
b) Police protection services?		×		
c) School services?				×

**Table 2**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) Library facilities?				×
e) Other governmental services?				×
<b>3.12 UTILITIES IMPACTS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				×
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				×
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				×
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				×
e) Result in a determination by the wastewater treatment provider which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				×
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				×
g) Comply with federal, state, and local statutes and regulations related to solid waste?				×
h) Result in a need for new systems, or substantial alterations in power or natural gas facilities?				×
i) Result in a need for new systems, or substantial alterations in communication systems?				×
<b>3.13 AESTHETIC IMPACTS. Would the project:</b>				
a) Affect a scenic vista?				×
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		×		

**Table 2  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
<b>3.14 CULTURAL RESOURCES IMPACTS.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
e) Have the potential to cause a physical change that would affect unique ethnic cultural values?				X
f) Restrict existing religious or sacred uses within the potential impact area?				X
<b>3.15 RECREATION IMPACTS.</b> <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<b>3.16 TRANSPORTATION AND CIRCULATION IMPACTS.</b> <i>Would the project:</i>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?			X	
c) Substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

**Table 2**  
**Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d) Result in inadequate emergency access?				<b>X</b>
e) Result in inadequate parking capacity?		<b>X</b>		
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				<b>X</b>
g) Result in waterborne or air traffic impacts?				<b>X</b>
h) Result in hazards or barriers for pedestrians or bicyclists?				<b>X</b>



## 7. Environmental Analysis

This section of the initial study analyzes the potential environmental impacts that may result from the approval and subsequent implementation of the proposed project. The issue areas evaluated in this Initial Study include the following:

- Land Use and Development (Section 7.1);
- Population and Housing (Section 7.2);
- Earth and Geology (Section 7.3);
- Water and Hydrology (Section 7.4);
- Air Quality (Section 7.5);
- Biological Resources (Section 7.6);
- Energy and Mineral Resources (Section 7.7);
- Risk of Upset/Human Health (Section 7.8);
- Noise (Section 7.9);
- Public Services (Section 7.10);
- Utilities (Section 7.11);
- Aesthetics (Section 7.12);
- Cultural Resources (Section 7.13);
- Recreation (Section 7.14) and
- Transportation (Section 7.15).

The analysis contained herein, provides a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this initial study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project will not have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project may have the potential for impacting the environment, although these impacts are likely to be below levels or thresholds that the City or other responsible agencies consider to be significant.

- *Potentially Significant Impact Unless Mitigated.* The proposed project may have the potential to generate impacts that are considered to represent a significant impact on the environment. However, the level of impact may be reduced to levels that are considered to be less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may, or is known to result in significant unmitigable adverse impacts.

### 7.1 Land Use & Planning Impacts

#### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project;
- A conflict with any applicable conservation plan or natural community conservation plan;
- The conversion of prime farmland, unique farmland, or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act contract; or,
- Changes to the existing environment that, due to their location or nature, may result in the conversion of farmland to non-agricultural uses.

## Environmental Impacts

- A. *Would the project physically divide an established community or otherwise result in an incompatible land use? No Impact.*

The project site is located on the east side of N. Tamarind Avenue between E. Arbutus Street (on the north) and E. Carson Place (on the south). The project site is located approximately 800 feet to the north of the Compton Boulevard, and approximately 200 feet west of the Alameda Corridor.

The project site is currently a vacant lot. The existing land uses located near the project site include the following:

- The existing MTA Transit Center is located on the west side of N. Tamarind Avenue.
- The Willow Walk housing development is located on the west side of N. Tamarind Avenue.
- The existing MTA Transit Center parking lot is located on the south side of E. Carson Place.
- A mixture of single family residential and light industrial uses are located on the north side of E. Arbutus Street.
- Light industrial uses are located adjacent to the east side of the project site.

The proposed project will not physically divide an established community. As a result, no significant adverse land use impacts are anticipated.

- B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Potentially Significant Impact Unless Mitigated.*

The project site is currently designated as *General Commercial* in the Compton General Plan. The maximum density permitted within this land use designation is 34 units per acre while the proposed project, with the proposed density bonus, will have a density of 42 units per acre (the proposed 75 units will be located within a 1.79 acre site).

- With the approval of the proposed discretionary actions, the proposed senior citizen housing project will conform to the land use designation of *High Density Residential* in the City of Compton General Plan.
- The properties located within the vicinity of the proposed project, as well as the subject property have a land use designation of Transit District within the Draft North Downtown Compton Specific Plan, which is intended to accommodate high density developments, including senior citizen housing.

The Conditional Use Permit will regulate the development of the proposed senior citizen housing project. The following mitigation is required to ensure the proposed project's conformance with the CUP:

- The proposed project will be required to comply with all of the provisions of the City Zoning Ordinance should approval of the General Plan Amendment and Zone Change to High Density Residential be approved; and, no more than 75 senior citizen housing units will be allowed for the proposed site subject to the approval of the requested conditional use permits.

- C. *Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact.*

There are no Los Angeles County designated Significant Ecological Areas (SEAs) located within the City of Compton that would be potentially affected by the proposed project's implementation. As a result, no impacts on habitat conservation plans or natural community conservation plans will occur.

- D. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

No agricultural activities are located within the project site nor does the City's General Plan provide for any agricultural land use designation on the subject site or within the immediate vicinity. As a result, the proposed project will not result in the conversion of any existing farmland to urban. As a result, no impacts on protected farmland soils will result.



- E. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact.*

No agricultural activities are being conducted within the project site. The project site is covered over in its entirety by asphalt paving. The City of Compton Zoning Ordinance does not contemplate agricultural land uses for the project site. In addition, no areas of the City are subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result.

- F. *Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? No Impact.*

No agricultural activities or farmland uses are located within the city. The proposed project will not result in the conversion of any existing farmland area to urban uses. As a result, no impacts will result from the proposed project's implementation.

### Mitigation Measures

The following mitigation is required as a means to reduce potential land use conflicts with nearby land uses.

#### *Mitigation Measure 1 (Land Use and Development).*

Pursuant to the City's Zoning Ordinance, all development proposals are required to be reviewed for compliance with the City's Zoning land use and development regulations. Therefore, the proposed project shall be required to obtain such clearance through the processing, review and approval by the Architectural Review Board and the Development Review Committee.

*Mitigation Measure 2 (Land Use).* The applicant should develop all of the units as a means to promote handicapped accessibility since the units are specifically designed to accommodate senior citizens.

*Mitigation Measure 3 (Land Use).* The proposed project will be required to comply with all of the provisions of the City's Zoning Ordinance through the Conditions of Approval and Mitigation Measures Monitoring Program upon the approval of the requested discretionary actions. No more than 75 senior citizen housing units will be permitted pursuant to the existing site plan subject to this approval.

## 7.2 Population & Housing Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

### Environmental Impacts

- A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? No Impact.*

The California Department of Finance (DOF) estimated the City's population in January 2008 to be 99,242 persons. According to the same Department of Finance figures, there are 24,054 housing units located in the City. There are no dwelling units located on, or persons residing within, the project site. The proposed use involves the construction of 75 senior citizen housing units, fifteen (15) 2-bedroom and sixty (60) 1-bedroom. Based on one person per bedroom for senior citizen housing, it is estimated that up to 90 persons will be residing in the proposed development. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the project's contribution to potential growth-inducing impacts, are summarized in Table 4.

**Table 4**  
**Potential Growth-Inducing Impacts**

Factor Contributing to Growth Inducement	Basis for Determination
New development in an area presently undeveloped.	The proposed project will promote development of a property that is currently undeveloped.
Extension of roadways and other transportation facilities.	The proposed project will not involve the extension or modification of any existing roadways.
Extension of infrastructure and other improvements.	No off-site water, sewer, and other critical infrastructure improvements are anticipated as part of the proposed project's implementation.
Major off-site public projects (treatment plants, etc).	No off-site facilities will be required to accommodate the projected demand for wastewater treatment or the provision of water.
Removal of housing requiring replacement housing elsewhere.	No housing units are located on the property. The project does not involve the removal or the replacement of existing housing.
Additional population growth leading to increased demand for goods and services.	The proposed project consists of 75 senior citizen housing units. Long-term employment will include one (1) on-site full-time manager, one (1) part-time groundskeeper, one (1) part-time activities coordinator, and one (1) part-time maintenance worker.
Short-term growth inducing impacts related to the project's construction.	The proposed project will result in limited new construction employment.

The proposed residential infill development will not result in any negative growth inducing impacts. As a result, no significant adverse growth-inducing impacts will result.

- B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.*

There are no dwelling units located on, or persons residing within, the project site. The site is currently occupied by a vacant parking lot. As a result, the proposed project will not involve the removal of any units and no displacement of existing housing units will result.

- C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.*

As indicated in the preceding section, no housing units will be displaced as part of the proposed project's implementation. As a result, no persons will be displaced as part of the project's implementation and no replacement housing will be required.

### **Mitigation Measures**

The analysis of housing and population impacts indicated that no impacts would result from the proposed project's implementation. As a result, no mitigation is required.

## **7.3 Earth Resources & Geology Impacts**

### **Thresholds of Significance**

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse environmental impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss or death related to fault rupture from a known earthquake fault;
- Substantial soil erosion resulting in the loss of topsoil;

- Locating within a geologic or soils unit that is unstable or that would become unstable as a result of the project, potentially resulting in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- Locating on an expansive soil, creating substantial risks to life or property;
- Locating on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater;
- Locating in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or,
- Exposing people to potential impacts, including unique geologic or physical features.

## Environmental Impacts

- A. *Would the project result in or expose people to potential impacts, including the risk of loss or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault rupture? No Impact.*

No active faults are known to underlay the project site. As a result, surface rupture is not anticipated to occur in the event of an earthquake from the known faults in the surrounding region. Furthermore, the site is not included within an Alquist-Priolo Special Studies Zone. As a result, no surface rupture impacts will affect the project site or the proposed project. The location of regional faults are noted in Exhibit 4.

- B. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction? Less Than Significant Impact*

The seismic risks that may affect the site are not unique or more significant for this site than other

areas within Compton. Mitigation has been recommended under subsection D to ensure that appropriate due diligence is completed with respect to potential liquefaction. As a result, the impacts are considered to be less than significant.

- C. *Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? Less Than Significant Impact.*

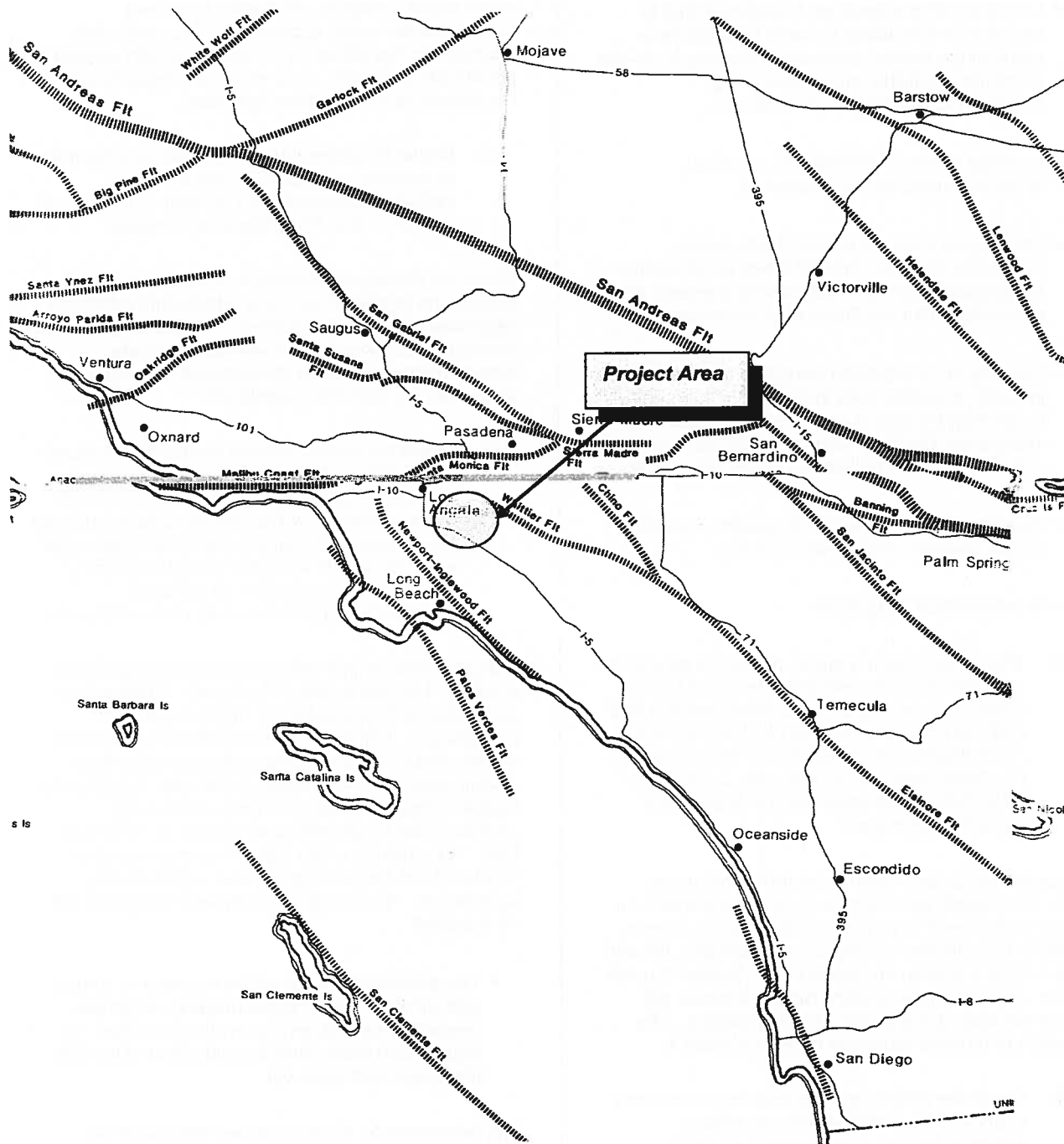
Given the developed character of the surrounding parcels, no significant adverse constraints related to expansive soils are anticipated. The adherence to the existing development code and building code requirements will reduce the potential impacts to levels that are less than significant.

- D. *Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? Potentially Significant Impact Unless Mitigated.*

The proposed project will not involve any significant grading. The site is presently vacant. Grading and excavation will be required to ready the site for construction. Liquefaction susceptibility is a function of the capacity of sediments to resist moderate to severe seismic ground shaking intensity. Liquefaction hazard mapping focuses on areas historically characterized by ground-water depths of 34 feet or less. The majority of the City is located in an area that has been identified as having a potential for liquefaction. As a result, the following mitigation will be required:

- The proposed project will be required to comply with all of the most recent building codes with respect to seismic design and construction. A liquefaction study must be submitted to the City for review and approval.

The adherence to aforementioned mitigation will reduce the potential impacts to levels that are less than significant.



**Exhibit 4**  
**Earthquake Faults in the Region**  
Source: Municipal Resource Center

- E. *Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in the California Building Code (2002), creating substantial risks to life or property? Less Than Significant Impacts*

Grading and excavation will be required to facilitate removal of the existing on-site improvements. The soils that underlie the parcel are adequate to support the proposed development. As a result, no impacts are anticipated.

- F. *Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.*

No septic tanks will be used as part of the proposed project. As a result, no impacts associated with the use of septic tanks will result from the proposed project's implementation.

- G. *Would the project result in or expose people to potential impacts, including unique geologic or physical features? No Impact.*

The site and the surrounding area have been previously developed and there are no unique geologic or physical features within the city or in the surrounding area.<sup>6</sup> There are no natural geologic features located on site or within the surrounding properties. As a result, the proposed project will not result in any significant adverse impacts related to natural or unique geologic features.

## Mitigation Measures

The analysis of the proposed project's impact on earth and geology indicated that the only impact requiring mitigation is related to the presence of liquefaction hazards. As a result, the following mitigation measure is required:

*Mitigation Measure 4 (Earth Resources and Geology).* The proposed project will be required to comply with all of the most recent building codes with respect to seismic design and construction. A geotechnical report and a liquefaction study must be submitted to the City for review and approval.

<sup>6</sup> United States Geological Survey. *South Gate 7 1/2 Minute Quadrangle*. 1987

*Mitigation Measure 5 (Earth Resources and Geology).* Portions of the project site proposed for excavations greater than five feet in depth from the existing (natural) ground surface shall require the preparation of a Shoring Plan. This plan shall include the location of proposed excavations, including estimated depth and length and provide specifications on the type of shoring used. This plan shall be reviewed and approved by the City.

## 7.4 Water & Hydrology Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map;

- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

## Environmental Impacts

- A. *Would the project violate any water quality standards or waste discharge requirements? Potentially Significant Impact Unless Mitigated.*

The site is currently vacant and, as a result of the proposed development, there will be a net increase in the amount of storm water runoff. Additional landscaping in the front and side yard areas will also be provided as part of the site's development. Pursuant to current storm water runoff requirements, all storm water on-site must be impounded on-site. Grading and excavation will be required to remove the existing asphalt surface and to make the site suitable for development. The site plan indicates storm water runoff from the site will be conveyed to the curbs and gutters. A hydrology study will be required to ensure that runoff is properly conveyed to the existing curb and gutters. To promote water conservation, the following mitigation measure is required:

- The facility must employ appropriate technology related to water conservation. These devices may include timers for landscaping fixtures and low flow plumbing fixtures for the interior plumbing as a means to reduce overall water consumption.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

- B. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact.*

Water supply in the City is derived from local groundwater wells operated and maintained by the Compton Municipal Water Department and imported water from the Metropolitan Water District (MWD). No water wells are located on the proposed project site. As a result, no impacts are anticipated.

- C. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? No Impact.*

The proposed project site is currently vacant. No natural drainage or riparian areas remain within the project site due to its past development. In addition, no streams or rivers are located within the surrounding area. As a result, the proposed project will not result in any impacts on streams or natural hydrology.

- D. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site? No Impact.*

There are no lakes or streams within the area that would be affected by the proposed project. No natural stream channels remain within the project site or in the immediate area. In addition, there will not be any increase in storm water surface runoff conveyed to the existing storm drain system given the extent of the existing impervious surfaces within the project site. As a result, no impacts will occur as part of the proposed project's implementation.

- E. *Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No Impact.*

No surface water bodies are found within the project site or in adjacent parcels that would be affected by the proposed project. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system will not significantly change from the existing levels. In addition, no wells are planned as part of the proposed project. As a result, no impacts are anticipated.

- F. *Would the project otherwise substantially degrade water quality? No Impact.*

Future development will be required to implement a storm water pollution prevention plan and water quality management plan in accordance with National Pollutant Discharge Elimination System (NPDES) and City of Compton requirements. With adherence to the most recent Clean Water Act requirements, no impacts from the proposed project will result.

- G. *Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact.*

The concept of a 100-year or 500-year flood condition is used as a benchmark by civil engineers as a means to design flood control infrastructure. The proposed project will not impede or redirect the flows of potential floodwater. Furthermore, the project site is not located within a designated flood hazard area, as defined by FEMA's Flood Insurance Mapping Program (FIRM). Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

- H. *Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.*

As indicated previously, the project site is not located within a designated flood hazard area as identified by FEMA. The proposed project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are associated with the proposed project's implementation.

- I. *Would the project expose people or structures to a significant risk of flooding as a result of levee failure? No Impact.*

The project site is not located within a designated flood hazard area as identified by the FEMA. The central and eastern portion of the city is located within this potential inundation area. The average floodwater depth is projected to be less than 1 foot. Virtually all of the urbanized portions of Los Angeles County are exposed to some form of potential inundation risk. As a result, no significant adverse impacts are anticipated.

- J. *Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.*

The City of Compton is located inland from the Pacific Ocean, and thus, the project site will not be exposed to the effects of a tsunami. No dams, reservoirs or volcanoes are located near the city that would present seiche or volcanic hazards.<sup>7</sup> In addition, there are no surface water bodies in the immediate area that would result in seiche hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.

## Mitigation Measures

The analysis of the proposed project's impact on water and hydrology indicated that the impacts requiring mitigation is related to water quality. As a result, the following mitigation measure is required:

*Mitigation Measure 6 (Water and Hydrology).* The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

*Mitigation Measure 7 (Water and Hydrology).* Prior to the issuance of demolition or grading permits, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton for the proposed project.

*Mitigation Measure 8 (Water and Hydrology).* Prior to the issuance of demolition or grading permits for the proposed project, a Storm water Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.

<sup>7</sup> United States Geological Survey. South Gate 7 ½ Minute Quadrangle. 1982

**Mitigation Measure 9 (Water and Hydrology).** The proposed project shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Storm water Mitigation Plan.

**Mitigation Measure 10 (Water and Hydrology).** Prior to the issuance of demolition or grading permits for the proposed project, an Urban Storm Water Management Plan shall be prepared by a California Registered Civil Engineer, Architect, Landscape Architect or any professional knowledgeable about storm water management issues and shall evaluate and propose the proper Best Management Practices to address each source of pollutants identified by the project evaluation. The Urban Storm Water Management Plan shall be reviewed and approved by the City.

**Mitigation Measure 11 (Water Use).** The facility must employ appropriate technology related to water conservation. These devices may include timers for landscaping fixtures and low flow plumbing fixtures for the interior plumbing as a means to reduce overall water consumption.

## 7.5 Air Quality Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with, or obstructs the implementation of, the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations;
- The creation of objectionable odors affecting a substantial number of people; or,

- The alteration of air movement, moisture or temperature, or cause any change in climate.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- **Ozone ( $O_3$ )** is a nearly colorless gas that irritates the lungs and damages materials and vegetation.  $O_3$  is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- **Carbon Monoxide ( $CO$ )**, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- **Nitrogen dioxide ( $NO_2$ )** is a yellowish-brown gas that, at high levels, can cause breathing difficulties.  $NO_2$  is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- **$PM_{10}$**  refers to particulate matter less than ten microns in diameter.  $PM_{10}$  causes a greater health risk than larger-sized particles, since fine particles can more easily cause irritation.

### Environmental Impacts

- A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.*

The proposed project will not affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments. As a result, the proposed project is consistent with the Growth Management Plan. Finally, the proposed project is not subject to the requirements of the Air Quality Management Plan's  $PM_{10}$  Program, which is limited to the desert portions of the South Coast Air Basin. Given the relatively small size of the development, it is not considered to be regionally significant, according to the SCAQMD. Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook, that states the following:



- *Consistency Criteria 1.* Will the proposed project result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation?
- *Consistency Criteria 2.* Will the proposed project exceed the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation?

The proposed project is consistent with the adopted City of Compton General Plan (Consistency Criteria 2) pursuant to the proposed High Density Residential land use designation. The proposed project will result in emissions that may contribute to an existing air quality violation. However, the proposed project will not result in any net increase in development not already contemplated in regional growth projections (Consistency Criteria 1). As a result, the project would not be in conflict with, or result in an obstruction of an applicable air quality plan and no adverse impacts are anticipated.

- B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? No Impact.*

Short-term airborne emissions will occur during the various development phases and include activities related to demolition, land clearance, grading, and excavation. Equipment emissions, associated with the use of construction equipment during site preparation and construction activities, will be generated (the construction equipment is generally diesel-powered, resulting in high levels of nitrogen oxide [NOx] and particulate emissions). Finally, delivery vehicles and workers commuting to and from the construction site will generate mobile emissions. Long-term emissions refer to those air quality impacts that will occur once the land uses are operational and occupied, and these impacts will continue over the operational life of any future development. The total long-term emissions from the additional daily trips that will be generated by the project will not exceed the SCAQMD's thresholds of significance. As a result, no significant adverse impacts are anticipated.

As a means to further reduce potential short-term emissions, the following mitigation is required:

- The construction contractor(s) will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.

- The construction contractor(s) will be required to adhere to all protocols pertaining to demolition and construction activities.

Adherence to the recommended mitigation measures will further reduce the potential impacts to levels that are less than significant.

- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less Than Significant Impact.*

The project will generate long-term operational emissions. However, the majority of the long-term emissions will be associated with vehicles traveling to and from the future development that will be below the SCAQMD's thresholds of significance. As a result, the proposed project's air quality impacts are considered to be less than significant.

- D. Would the project expose sensitive receptors to substantial pollutant concentrations? No Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The sensitive receptors located in the vicinity of the project site include residential development located to the west and north of the site. The size of the proposed project is not expected to result in emission hot spots that would exceed the State's 1-hour or 8-hour standards.<sup>8</sup> As a result, no significant adverse impacts are anticipated.

- E. Would the project create objectionable odors affecting a substantial number of people? No Impact.*

The SCAQMD's CEQA Air Quality Handbook identifies those uses that will typically create odors that, in turn, could generate complaints. These uses include agricultural activities, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding operations. Due to the nature and extent of

<sup>8</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook, Appendix 9. 1993.

the proposed use, there is limited potential for objectionable odors to affect the surrounding area given the proposed use.

- F. *Would the project alter air movement, moisture, or temperature, or cause any change in climate? No Impact.*

The annual average daytime temperatures in the City of Compton range from 44–63° F in winter and from 60–85° F in summer, with temperatures sometimes exceeding 100° F during the summer months. Annual rainfall in the region averages between 12–15 inches, and occurs almost exclusively during the winter months. The City is located approximately 8 miles from the Pacific Ocean, and thus enjoys some moderating influences of the ocean.<sup>9</sup> Wind flow patterns in the SCAB affect air quality by directing pollutants downwind from their sources. Local meteorological conditions (such as light winds and shallow vertical mixing) and topographical features (such as the San Gabriel Mountains to the north of the region) create areas of high pollutant concentrations by hindering dispersal. Temperature inversions created by a semi-permanent subtropical high-pressure cell over the Pacific Ocean also hinder dispersion by trapping cool air near the ground with warm air from the ocean. Assembly Bill 32 also establishes a deadline for the State of California to come into compliance with the provisions of the Kyoto protocols. This bill requires that California reduce its greenhouse gas emissions by 25% to 1990 levels by the year 2020. To implement AB 32 the California Air Resources Board is required to draft a plan to reach these goals and in 2008 Senate bill 375 was passed to assist the Air Resources Board in reducing greenhouse gases by providing for more sustainable communities through better land use planning. SB 375 impacts housing, growth and development, transportation and gives the Southern California Association of Governments an expanded role in setting regional goals. The proposed structure will not be large enough to alter air movement, moisture or temperature, or cause a change in the climate, either locally or regionally. As a result, no impacts upon climate or temperature are expected.

Additionally, due to the project's size of 75 units, or approximately 90 residents, in comparison to the population within the South Coast Air Basin, the project is not regionally significant and would not produce large amounts of greenhouse gases. However, the project will include project design features to reduce energy usage and mitigate any GHG emissions that are directly related or indirectly related to the project. Secondly, the City has

<sup>9</sup> South Coast Air Quality Management District. *Climatological Profile of Southern California*. 1987.

designated the North Downtown Compton as an area mixed-use development in order to encourage affordable senior citizen housing. The project is an in-fill development in an urbanized area of Compton. The placement of the project in an already urbanized area will promote the use of existing mass transit. Furthermore, the project developer will coordinate with the Compton Senior Citizen's Activity Center in regards to events and will provide vans and a driver to take residents to these and other events. Also included would be medical appointments and other types of trips within the area. As such, the project will help reduce vehicle trips and promote alternatives to individual vehicle travel. These factors will encourage the tenants/residents to use alternative modes of transportation, reducing fuel usage and emission of GHGs. The proposed project has also been designed to exceed the minimum standards of Title 24 of the California Building Code by at least 15 percent. The proposed project will also incorporate double-paned windows and insulation to attenuate noise created by the traffic on the Compton Boulevard, the MTA Light Rail Blue Line, and the Alameda Corridor. These project design features also help reduce energy usage by increasing the building's insulation and reducing the need for heating and air conditioning. The windows will also use "E" glass. The "E" stands for emissivity. The "E" glass will reduce energy loss from the windows and will also shield the interior from infrared (heat) rays from the sun, thereby reducing the need for air conditioning. Other project design features include Energy Star compliant appliances, compact fluorescent bulbs, timers in interior hallways to reduce the lighting by half at night-time, and exterior photo-electric sensors to turn off exterior lighting at sunrise. Six-inch exterior wall studs and extra insulation will also be provided. In relation to water use, the project developer will use irrigation systems that will automatically shut-off in the event of rain. Native drought-tolerant vegetation will be used for landscaping. As a result, less water will be needed, thus saving energy. As such, the proposed project would have a negligible effect on any increase in local and regional greenhouse gas emissions. Cumulative impacts related to global warming would be considered less than significant.

## Mitigation Measures

The following mitigation measures will be effective in further reducing potential short-term air quality impacts:

*Mitigation Measure 12 (Air Quality).* Prior to the issuance of building permits for the proposed project, the City of Compton shall confirm that the plans and specifications stipulate compliance with South Coast Air Quality Management District Rule

403. Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the South Coast Air Quality Management District Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
- On-site vehicles' speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
- If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 miles per hour averaged over one hour) or during Stage 1 or Stage 2 episodes; and
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

*Mitigation Measure 13 (Air Quality).* Prior to the issuance of building permits for the proposed project, City of Compton shall confirm that the plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. The City inspector shall be responsible for ensuring that contractors comply with this measure during construction.

*Mitigation Measure 14 (Air Quality).* Prior to the issuance of building permits for the proposed project, City of Compton shall confirm that the construction bid packages include a separate "Diesel Fuel Reduction Plan." This plan shall identify the actions to be taken to reduce diesel fuel emissions during construction activities (inclusive of

grading and excavation activities). Reductions in diesel fuel emissions can be achieved by measures including, but not limited to, the following: a) use of alternative energy sources, such as compressed natural gas or liquefied petroleum gas, in mobile equipment and vehicles; b) use of "retrofit technology," including diesel particulate traps, on existing diesel engines and vehicles; and c) other appropriate measures. The Diesel Fuel Reduction Plan shall be filed with the City of Compton, and shall include the following provisions:

- All diesel fueled off-road construction equipment shall be California Air Resources Board certified or use post-combustion controls that reduce pollutant emissions to the same level as California Air Resources Board certified equipment. California Air Resources Board certified off-road engines are engines that are three years old or less and comply with lower emission standards. Post-combustion controls are devices that are installed downstream of the engine on the tailpipe to treat the exhaust. These devices are now widely used on construction equipment and are capable of removing over 90 percent of the PM10, carbon monoxide, and volatile organic compounds from engine exhaust, depending on the specific device, sulfur content of the fuel, and specific engine. The most common and widely used post-combustion control devices are particulate traps (i.e., soot filters), oxidation catalysts, and combinations thereof.
- All diesel fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible.
- The effectiveness of the latest diesel emission controls is highly dependant on the sulfur content of the fuel. Therefore, diesel fuel used by on-road and off-road construction equipment shall be low sulfur (>15 parts per million) or other alternative low polluting diesel fuel formulation.

*Mitigation Measure 15 (Air Quality).* In compliance with South Coast Air Quality Management District Rule 1113, reactive organic gas emissions from architectural coatings shall be reduced by using precoated natural colored building materials, water-based or low- reactive organic gas coating and using coating transfer or spray equipment with high transfer efficiency.

**Mitigation Measure 16 (Air Quality).** All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

**Mitigation Measure 17 (Air Quality).** Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and proper tune per manufacturer's specifications, to the satisfaction of the City of Compton. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

**Mitigation Measure 18 (Air Quality).** The project shall comply with South Coast Air Quality Management District Rule 1403, Asbestos Emissions From Demolition/Renovation Activities, which specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials. The requirements for demolition and renovation activities include asbestos surveying, notification, asbestos-containing materials removal procedures and time schedules, asbestos-containing materials handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

## 7.6 Biological Resources Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;

- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 344 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan.

### Environmental Impacts

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

The City of Compton is urbanized and plant life is limited to non-native, introduced, and ornamental species that are used for landscaping. The project site is currently vacant and does not contain, nor is it located adjacent to, any suitable habitat for any sensitive species.<sup>10</sup> Thus, the proposed project will not have any adverse impact on sensitive plants or animals and no impacts are anticipated.

<sup>10</sup> Municipal Resource Center *Site Survey*. 2009.

- B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

The project site is vacant and the surrounding properties are developed and do not contain any natural or protected natural plant communities or habitats. No landscaping or other plant materials are found within the project site. The City does not contain any federal or State jurisdictional areas. The proposed project will not impact any *Waters of the U.S.* and no wetland resources will be affected. Thus, the proposed project will not affect any natural riparian habitats and no impacts are anticipated.

- C. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 344 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.*

The project site is currently vacant, but was previously developed and covered over in its entirety by impervious surfaces. As indicated in the preceding sections, the proposed project's implementation will not affect any protected wetland. As a result, no wetland habitat will be disturbed by the proposed project.

- D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.*

The animal species common to the site and the surrounding area are typical of those found in an urbanized setting. No areas of the City function as a wildlife movement corridor. No locally designated species are located within the City. In addition, no trees will be impacted by the proposed project. The project site is vacant and is devoid of any vegetation. Thus, no impact to local policies and programs related to resource management is expected with the project's implementation.

- E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

The proposed project will not result in the removal of any existing trees.<sup>11</sup> No trees are located within the property. The project site is covered over in its entirety by asphalt. Thus, no impacts to locally designated species will occur.

- F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.*

As indicated previously, the project site was previously developed and is covered over in its entirety by asphalt. Furthermore, the site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the proposed project's implementation.

## Mitigation Measures

No significant adverse impacts on biological resources were identified in this analysis. As a result, no mitigation is required.

## 7.7 Energy & Mineral Resources Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state;
- The loss of availability of a locally-imported mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan;
- A conflict with adopted energy conservation plans; or,

<sup>11</sup> United States Geological Survey. *South Gate 7 ½ Minute Quadrangle*. 1994.

- The use of non-renewable resources in a wasteful and inefficient manner.

## Environmental Impacts

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state? No Impact.*

The project site is not included within a Significant Mineral Aggregate Resource Area, nor is it located in an area with active mineral extraction activities. The project will not be in conflict with any existing citywide energy conservation plans. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

- B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.*

The resources and materials used in the construction of the proposed senior housing complex will not include any materials that are considered rare or unique. The proposed project is relatively small in terms of floor area. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

- C. *Would the project conflict with adopted energy conservation plans? No Impact.*

Natural resources that may be utilized by the proposed project include air, mineral, water, sand and gravel, timber, energy, and other resources typically used in construction. The construction of the proposed project would not involve any uses or activities that would preclude energy conservation. The project will be required to implement energy conservation measures pursuant to Title 24 requirements. As a result, no significant adverse impacts related to the city's adopted energy conservation plan are anticipated.

- D. *Would the project use non-renewable resources in a wasteful and inefficient manner? No Impact.*

The City does not contain any mineral resource deposits that would be impacted by the proposed project. The proposed project will not involve any activities that will involve the consumption of excessive amounts energy. The proposed 75 unit

senior housing development will not consume energy or other non-renewable resources in a wasteful manner. As a result, no significant impacts related to the consumption of natural resources will result.

## Mitigation Measures

The analysis determined that the project would not result in any significant adverse impacts related to energy use or the consumption of mineral resources. As a result, no mitigation is required.

## 7.8 Risk of Upset & Human Health

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;

- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

## Environmental Impacts

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Potentially Significant Impact Unless Mitigated.*

The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area.<sup>68</sup> The site is not included on this list. During the removal of the existing on-site surface materials, some conditions may be encountered. As a result, the following mitigation has been recommended as a means to mitigate potential impacts associated with the on-site grading activities:

- The applicant must obtain the services of a pest/vector control service to ensure that insects and rodents do not spread to adjacent properties during demolition activities.

Adherence to the recommended mitigation measure will reduce the potential impacts to levels that are less than significant.

- B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No Impact.*

The proposed residential use will not involve any activities that would generate industrial or commercial hazardous wastes. As a result, no impacts are anticipated.

- C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact.*

The proposed residential will only involve materials for on-site routine cleaning and maintenance. As a result, no impacts are anticipated from the proposed development.

- D. *Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment? No Impact.*

The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area. The site is not included on this list. Previous mitigation has been recommended as a means to mitigate potential impacts associated with the removal of the existing on-site improvements.

- E. *Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The nearest public use, general aviation airport is Compton/Woodley Airport in the southwestern portion of the City. The proposed project site is not located within a designation AICUZ zone of the Compton/Woodley Airport. Otherwise, the nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles).

- F. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working the project area? No Impact.*

The nearest public use general aviation airport is Compton/Woodley Airport, located in the southwestern portion of the city. The proposed project will not be tall enough to affect local airport operations. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations of a private airstrip.

<sup>68</sup> Environmental Protection Agency. *Environfacts* Database. 2005



- G. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.*

The proposed development will be confined to the parcel and will not obstruct access to the surrounding lots or otherwise hinder emergency evacuation within the surrounding properties. At no time will local streets used for evacuation routes be closed to emergency traffic. Thus, no impacts on emergency response or evacuation are expected with the project's implementation.

- H. *Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? No Impact.*

The City of Compton is fully developed with no risk of wild fire associated with natural vegetation. The site is covered over by asphalt and the adjacent areas are improved. No areas of native vegetation are found in the surrounding parcels and, as a result, there is no wildfire risk from off-site locations.

## Mitigation Measures

The analysis determined that the following measures would be required to mitigate potential impacts related to hazardous materials and vector control.

*Mitigation Measure 19 (Risk of Upset and Human Health).* Prior to the issuance of grading permits for the proposed project, an analysis from a licensed consultant to determine if any on-site structures contain the hazardous substances below shall be submitted to the City for review and approval:

- Asbestos Containing Materials
- Polychlorinated Biphenyls
- Lead Based Paint
- Urea Formaldehyde

*Mitigation Measure 20 (Risk of Upset and Human Health).* If unknown wastes or suspect materials are discovered by the contractor during demolition, excavation or grading activities in which the contractor believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;

- Notify the project engineer of the implementing agency;
- Secure the areas directed by the project engineer; and
- Notify the implementing agency's Hazardous Waste/ Materials Coordinator.

*Mitigation Measure 21 (Risk of Upset and Human Health).* For the proposed project, the services of a pest/vector control service shall be retained to ensure that insects and rodents do not spread to adjacent properties during grading activities.

## 7.9 Noise Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies;
- The exposure of people to, or the generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people residing or working in the project area to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.



## Environmental Impacts

- A. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No Impact.*

The proposed project site is located in an area with ambient noise levels range from 69 dB to 72 dB. The majority of the ambient noise is associated with traffic on Compton Boulevard. The area in which the proposed residential development is to be located is largely developed as commercial and industrial. No major stationary sources are located in the immediate area. As a result, no significant adverse impacts are anticipated.

- B. *Would the project result in exposure of people to or generation of excessive ground-borne noise levels? No Impact.*

Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. Hospitals and convalescent homes, churches, libraries, schools, and childcare facilities are also considered noise-sensitive uses. Finally, residential uses are considered to be noise-sensitive land uses. No major stationary sources are located in the immediate area. As a result, no significant adverse impacts are anticipated.

- C. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

The results of the traffic noise analysis show that there will not be a significant increase in noise levels due to the traffic generated by the proposed project. Noise level increases on Compton Boulevard would be below 1.0 dBA. Generally, the range for a change in noise levels being perceptible is 3.0 dBA to 5.0 dBA. It typically requires a doubling of traffic to result in a perceptible increase in traffic noise. As a result, the impacts are considered to be less than significant.

- D. *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

Noise levels associated with any future construction activities would be slightly higher than the existing ambient noise levels. However, the construction

noise would subside once construction of a particular project is completed. Although construction noise represents a short-term impact on ambient noise levels, noise generated by construction equipment and construction activities can reach high levels (between 70 dBA and 90 dBA) 50 feet from the noise source. Construction equipment noise comes under the control of the EPA's Noise Control Program (Part 204 of Title 40, Code of Federal Regulations). Due to the nature of the proposed project, the impacts will be less than significant with adherence to the City's noise control requirements.

- D. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles is located in the southwestern portion of the city. The nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). The proposed project will not expose persons to noise from a public use airport. As a result, no significant aircraft noise exposure impacts will occur.

- E. *Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles is located in the southwestern portion of the city. The nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). As a result, the proposed project will not expose persons to noise development will not be exposed to excessive aircraft noise from operations at any private airport in the area.

## Mitigation Measures

The analysis determined that the proposed project would not result in any significant adverse long-term noise impacts. However, the following mitigation measures are required to address short-term noise impacts.

**Mitigation Measure 22 (Noise).** Prior to the issuance of grading permits for the proposed project, the construction contractor shall demonstrate, to the satisfaction of the City of Compton, that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration-sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

**Mitigation Measure 23 (Noise).** During earthwork and grading activities for the proposed project, the construction contractor shall perform vibration monitoring when trenching, shoring, or heavy equipment activities take place within 25 feet of a habitable structure. Independent monitoring should be performed to check compliance in particularly sensitive areas. The vibration monitoring shall confirm that the peak particle velocity is 0.50 inch/second or less. Should vibration levels exceed this threshold, the contractors shall modify and/or reschedule their construction activities.

**Mitigation Measure 24 (Noise).** For the proposed project, mechanical equipment shall be placed as far as practicable from sensitive receptors. Additionally, the following shall be considered prior to heating, ventilation, and air conditioning unit installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

## 7.10 Public Services Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to school services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to library services; or,

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other government services.

## Analysis of Environmental Impacts

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: fire protection services? Potentially Significant Impact Unless Mitigated.*

The City of Compton Fire Department provides fire protection services in the City of Compton. The headquarters, Station 1 is located at 201 South Acacia Avenue, Station 2 is located at 1323 East Palm Street, Station 3 is located at 1133 West Rosecrans Avenue, and Station 4 is located at 950 West Walnut Street. Resources from the additional stations, as well as others operated by the Los Angeles County Fire Department, would be made available if needed. The final site plan, elevations, building floor plans, and site circulation will be reviewed by the City of Compton Fire Department to ensure that it conforms to their operational requirements.

- B. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Police protection? Potentially Significant Impact Unless Mitigated.*

The Los Angeles County Sheriff's Department, under contract with the City of Compton, provides law enforcement services in the City. The Los Angeles County Sheriff's Department has mutual aid agreements with all Los Angeles County law enforcement agencies for assistance. Mutual aid can be requested from one or all agencies if an emergency requires a major response. Typical calls for service in the area involve family disturbance situations, thefts, and burglaries. The proposed senior housing project could place additional demands on law enforcement services due to the

nature of the project. However, the project's potential impacts on law enforcement services are considered less than significant with adherence to the following mitigation:

- The final site plan, elevations, building floor plans, and site circulation must be reviewed by the Los Angeles County Sheriff's Department to ensure it conforms to their operation requirements.

The above mitigation will reduce the potential impacts to levels that are less than significant.

- C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: School services? No Impact.*

The project site is located within the service area of the Compton Unified School District. The proposed project is not anticipated to affect school enrollments since it is a senior housing project. In addition, the new development will be required to pay the mandatory school district development fees. As a result, the proposed project's impacts on school facilities are not considered to be significant or adverse.

- D. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Library facilities? No Impact.*

No new employment will be created by the proposed use. However, the proposed improvements to the site will raise the assessed value of the property, thus increasing property tax revenue. A portion of these tax revenues will be diverted to pay for library services. As a result, no significant adverse impacts are anticipated.

- E. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Other governmental services? No Impact.*

No new governmental services will be needed to implement the proposed project. As a result, the proposed project will not result in any impact on existing governmental services.

## Mitigation Measures

The analysis determined that the proposed project would require the following mitigation:

*Mitigation Measure 25 (Public Services - Fire Protection).* Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity to their fire prevention and operational requirements.

*Mitigation Measure 26 (Public Services - Law Enforcement).* Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure conformity to their crime prevention measures and operational requirements.

## 7.11 Utilities Impacts

### Thresholds of Significance

According to the City of Compton, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;

- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

## Environmental Impacts

- A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

As a result of the proposed project, the project site will be covered over with impervious surfaces. These impervious surfaces could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas. These pollutants may enter the storm drain system during periods of rainfall. Future development will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. Given the character of the project site's surfaces, there is not likely to be a significant net increase in the amount of storm water runoff. However, mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff.

- B. *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? No Impact.*

The County Sanitation Districts maintain and operate the sewer system in the City of Compton. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The proposed project is anticipated to generate up to 800 gallons of effluent on a daily basis. This effluent may be accommodated by the remaining capacity within the existing sewer lines.

- C. *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact.*

No additional off-site flood control infrastructure will be required to accommodate those improvements that will be constructed as part of the proposed project's implementation. No change in the quantity of storm water runoff is anticipated.

- D. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact.*

The proposed project is anticipated to consume approximately less than 18,750 gallons of water on a daily basis. This consumption rate is based on a factor of 250 gallons per day per unit. There are existing water lines that could accommodate the proposed project. As a result, the impacts on water infrastructure are considered to be less than significant.

- E. *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact.*

The proposed project is anticipated to generate approximately 15,000 gallons of wastewater on a daily basis. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through

sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. No additional treatment capacity will be required as part of the proposed project's operation. As a result, the impacts on wastewater infrastructure are considered to be less than significant.

- F. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.*

The proposed project is anticipated to generate approximately 16 pounds of solid waste on a daily basis. The proposed project, like all other development in Compton, will be required to adhere to city and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent city regulations concerning trash removal and recycling. As a result, the impacts are anticipated to be less than significant.

- G. *Will the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.*

The proposed project, like all other development in Compton, will be required to adhere to city and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent city regulations concerning trash removal and recycling. As a result, the potential impacts are considered to be less than significant.

- H. *Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.*

SCE and SCG provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to the project. Thus, impacts on power and gas services will be less than significant.

- I. *Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.*

The proposed project will require telephone service from the various service providers that serve the city. The existing telephone lines on Central Avenue (or in the alleys) will be utilized to provide service to the proposed project. Thus, no impacts on communication systems are anticipated.

## Mitigation Measures

The analysis determined that the proposed project would require the following mitigation:

*Mitigation Measure 27 (Utilities and Service Systems).* Prior to the issuance of grading or building permits for the proposed project, an Infrastructure Analysis evaluating the water lines, storm water drainage facilities and sewer lines along with the corresponding improvements, if any, shall be submitted to the City of Compton for review and approval.

*Mitigation Measure 28 (Utilities and Service Systems).* Prior to issuance of connection permits for the proposed project, all applicable fees required by the County Sanitation Districts of Los Angeles County and the City of Compton shall be paid, if applicable.

*Mitigation Measure 29 (Utilities and Service Systems).* For the proposed project, the construction contractor shall use of the City's franchised trash hauler for all construction and demolition recycling and disposal in order to reduce construction-generated waste that is disposed of at landfills according to State law by at least 50 percent. The construction contractor may file specific forms to handle the recycling, and would be required to pay the appropriate fees to guarantee compliance with AB 939. The construction contractor shall prepare a Construction Waste Management Plan explaining the practices that shall be used to achieve this level of reduction.

*Mitigation Measure 30 (Utilities and Service Systems).* For the proposed project, the construction contractor shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the City of Compton. Prior to the issuance of building permits, a Source Reduction Program shall be prepared and submitted for each structure constructed on the subject property to achieve a minimum 50 percent reduction in waste disposal rates.

*Mitigation Measure 31 (Utilities and Service Systems).* For the proposed project, the construction contractor shall comply with all applicable City, County and State regulations and procedures for the use, collection and disposal of solid and hazardous wastes.

*Mitigation Measure 32 (Utilities and Service Systems).* The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

## 7.12 Aesthetic Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or nighttime views in the area.

### Environmental Impacts

- A. *Would the project affect a scenic vista? No Impact.*

No scenic highways or corridors are located in the immediate area. Therefore, the proposed project will not obstruct any significant views or view-sheds in the area.

- B. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Potentially Significant Impact Unless Mitigated..*

The project site is currently vacant and has no historically significant features. In addition, there are no natural views in the area that would be affected by the proposed three story structure. The following mitigation measures will be required as a means to ensure that the building's appearance will not adversely impact the area.

- All wall surfaces must be maintained free of graffiti at all times.

The aforementioned mitigation will reduce potential impacts to levels that are less than significant.

- C. *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*  
*Potentially Significant Impact Unless Mitigated.*

The major sources of lighting in the vicinity of the project site include streetlights, headlight glare from vehicles, and interior building lighting. The following mitigation is required as a means to reduce the proposed project's potential light and glare impacts:

- Security lighting and rear parking area lighting must be properly shield to prevent spill over light and glare impacts on the nearby residential development

The aforementioned mitigation will reduce potential impacts to levels that are less than significant.

### Mitigation Measures

The analysis determined that the following mitigation would be required as a means to reduce potential aesthetic impacts:

*Mitigation Measure 33 (Aesthetics).* All wall surfaces must be maintained free of graffiti at all times.

*Mitigation Measure 34 (Aesthetics).* All exterior building light, security lighting and parking area lighting must be properly shielded to prevent spill over light and glare impacts on the nearby land uses.

*Mitigation Measure 35 (Aesthetics).* Construction equipment staging areas shall be appropriately screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project grading plans.

*Mitigation Measure 36 (Aesthetics).* All construction-related lighting shall be located and aimed away from adjacent public right-of-ways and private properties and shall consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted for review concurrently with the grading permit applications.

*Mitigation Measure 37 (Aesthetics).* Proposed structures shall use minimally reflective glass and all other materials used on exterior buildings, and structures shall be selected with attention to minimizing reflective glare.

## 7.13 Cultural Resources Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The direct or indirect destruction of a unique paleontological resource, site, or unique geologic feature;
- The disturbance of any human remains, including those interred outside of formal cemeteries;
- A physical change that would affect unique ethnic cultural values; or,
- The restriction of an existing religious or sacred uses within the potential impact area.

### Environmental Impacts

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.*

A review of the National Register Information System identified a single notable site in the City of Compton. The site is referred to as the Domiguez Ranch Adobe and is located at 18127 South Alameda Street.<sup>12</sup> The adobe was headquarters to a rancho that included portions of Compton. The adobe is listed as a California Landmark (No. 152). A second historically

<sup>12</sup> The adobe is actually located in the City of Carson though the National Register lists the site as being in Compton.



significant site is designated California Historical Landmark (No. 664) and is referred to as the "Heritage House." This house was originally constructed in 1869 by A. R. Loomis and is generally considered to be the oldest house in the City. The proposed development will not impact either site. As a result, no impacts on historically significant resources will result.

- B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

The 4,438-acre Rancho Tajauta land grant was located between Watts and Lynwood. The land was granted to Anastasio Avila in 1843 and archaeological research has suggested that Tajauta was a Gabriellino place name. The project site is unoccupied though it appears to be used for spill-over parking. The project site is not known to be historically or culturally significant to any group or individuals. Archaeological or historical resources are not expected to be found on-site. As a result, the project will not impact any known or suspected culturally significant sites.

- C. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.*

The project site is vacant and undeveloped. However, the surrounding properties have undergone extensive ground disturbance associated with past development and excavation. The potential for paleontological resources in the area is considered low due to the extensive alluvial deposition that has occurred in the area. Furthermore, no paleontological resources have been uncovered in the area. Thus, the proposed project is not expected to disturb any paleontological resources on-site.

- D. *Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.*

There are no cemeteries located in the immediate area that would be affected by the proposed project. Lincoln Memorial Park is located on Central Avenue and the Angeles Mausoleum is located on Compton Boulevard several miles to the east of the project site. In addition, the project site does not contain any sacred structures (the site is presently vacant). It is unlikely that human remains would be encountered during grading and excavation for the new development being proposed. As a result, the proposed project will not impact any cemeteries.

- E. *Would the project have the potential to cause a physical change that would affect unique ethnic cultural values? No Impact.*

The project site does not represent any known historic or cultural significance to any ethnic or cultural group. The project site is currently vacant and unused. The project site was not previously used for any cultural or service-related activity. No impact on ethnic cultural values is expected with the construction and operation of the proposed project.

- F. *Would the project restrict existing religious or sacred uses within the potential impact area? No Impact.*

The project site does not contain any sacred structure.<sup>13</sup> There are no churches that will be displaced or demolished as part of the proposed project's implementation. The proposed project will physically impact any existing churches. As a result, no significant adverse impacts are anticipated.

## Mitigation Measures

The analysis determined that the proposed project would not result in any adverse impacts on cultural resources. As a result, no mitigation is required.

## 7.14 Recreation Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

<sup>13</sup> Municipal Resource Center Site Survey. 2009



## Environmental Impacts

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No Impact.*

The project site is currently owned by the Community Redevelopment Agency of the City of Compton and was specifically acquired for land use redevelopment purposes, such as the proposed senior citizen housing project, and is not being used for publicly sanctioned recreational activities. There are no parks or recreation facilities that would be affected by the proposed project. As a result, no impacts related to the demand on local parks and recreation facilities will occur as part of the proposed project's implementation.

- B. *Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? No Impact*

The proposed project will not affect existing park facilities in the City. No parks are located adjacent to the site of the proposed project. As a result, no impact on local parks and recreation facilities will result from the proposed project's implementation.

## Mitigation Measures

The analysis determined that no significant adverse recreation impacts would occur with the proposed project's implementation. As a result, no mitigation is required.

## 7.15 Transportation & Circulation Impacts

### Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- An increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the

volume to capacity ratio on roads or congestion at intersections);

- An increase in the level of service standard established by the County Congestion Management Agency for designated roads or highways;
- An increase in hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Inadequate emergency access;
- Inadequate parking capacity;
- A conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks);
- Waterborne or air traffic impacts; or,
- Hazards or barriers for pedestrians or bicyclists.

## Environmental Impacts

- A. *Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Less Than Significant Impact.*

The proposed site plan calls for the senior citizen housing complex to be located along the frontage of N. Tamarind Avenue, and that the access driveways to the surface parking lot will be located on E. Arbutus Street and E. Carson Place. A total of 42 parking spaces, including 4 guest parking spaces, will be provided. Traffic volumes expected to be generated by the proposed project during both the AM and PM peak hours, as well as on a daily basis, were estimated using rates published by the Institute of Transportation Engineers (ITE) Trip Generation Manual. According to this source, senior adult housing is defined as containing apartment-like residential units and may include limited social or recreational services, but typically lack centralized dining or medical facilities. The 75 senior citizen units will generate 3.48 trips per day per unit. This translates into 261 trips per day (75 units x 3.48 trips = 261 trips). According to the same source, approximately 8% of the total daily trips would occur

during the morning (AM) peak hour and 11% would occur during the evening peak hour. This translates into 21 AM peak hour trips and 29 PM peak hour trips. By comparison, according to ITE, a traditional 75 unit apartment complex would generate 6.72 trips per day per unit which translates into 504 trips per day (75 units x 6.72 trips = 504 trips). Additionally, 42 trips would be generated during the morning (AM) peak hours (75 units x 0.55 = 42 trips) and 51 trips would be generated during the evening (PM) peak hours (75 units x 0.67 = 51 trips). Thus, the proposed senior citizen housing development will generate approximately 48% less daily trips, approximately 50% less AM trips and approximately 43% less PM trips. As a result, the potential impacts are less than significant.

- B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? Less Than Significant Impact.*

The Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990.<sup>14</sup> The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed project will add 50 or more trips during either the AM or PM weekday peak periods. The proposed project will not add 50 or more trips during the weekday AM and PM peak hours at any of the CMP monitoring intersection locations. This is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

- C. Would the project substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.*

Access to the project will be provided by driveways located on E. Arbutus Street and E. Carson Place behind the proposed building. As a result, no significant adverse impacts will result.

- D. Would the project result in inadequate emergency access? No Impact.*

The proposed project will not involve the closure of any roadway. Furthermore, the project will not impede emergency access on-site or off-site. As a result, no significant adverse impacts will result from the project's implementation.

- E. Would the project result in inadequate parking capacity? Potentially Significant Impact Unless Mitigated.*

Designed as a senior citizen housing complex utilizing the development standards of the Draft North Downtown Specific Plan, the proposed project provides 38 off-street parking spaces for the 75 units, which is also consistent with the industry standard of 0.5 parking spaces per senior unit. The Compton Zoning Code requires 1.0 covered space per unit plus 1 guest stall for every four units for projects containing two-bedrooms or less, which translates into a total of 75 parking spaces required for the proposed project. The relief from the parking standard will be considered as part of the applicant's discretionary land use applications. As a result, with the approval of the requested discretionary land use applications, the proposed project will conform to the City's parking requirements. However, the following mitigation is provided as a means to ensure that adequate parking is provided.

- No over night parking shall be allowed within the project site except within designated surface parking areas.

The above mitigation will reduce the potential parking-related impacts to levels that are less than significant.

- F. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No Impact.*

The Metropolitan Transit Authority (MTA) provides bus service on most of the adjacent arterial roadways in the city. The City of Compton also provides bus service in the city. Public transit service in the project vicinity is provided by the Los Angeles County Metropolitan Transportation Authority (MTA) and Compton Renaissance Transit. The proposed project will not impact any existing bus stops. As a result, no impacts will result.

<sup>14</sup> The program is intended to address the impact of local growth on the regional transportation system. A Traffic Impact Assessment (TIA) was not required for this project.

- G. *Would the project result in waterborne or air traffic impacts? No Impact.*

The proposed project will not impact either an operational airport or port facility. The Alameda Corridor, a rail freight link between the ports and the main rail yards in south-central Los Angeles, will not be affected by the proposed senior housing development. Thus, no significant adverse impacts on air, rail or waterborne transportation systems are expected with the proposed project.

- H. *Would the project result in hazards or barriers for pedestrians or bicyclists? No Impact.*

The proposed project will not adversely impact surrounding public roads or sidewalks. No bike lanes are located in the area. The existing sidewalks along N. Tamarind Avenue, E. Arbutus Street and E. Carson Place will not be adversely impacted by the project. As a result, no significant adverse impacts are anticipated.

### **Mitigation Measures**

The analysis determined that there would not be a potential for circulation or access impacts. However, the following mitigation is provided as a means to ensure that adequate parking is provided.

*Mitigation Measure 38 (Transportation and Circulation - Parking).* No over-night parking shall be allowed within the project site except within designated surface parking areas.

## 8. References

### 8.1 Preparers

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### 8.2 References

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